

notice; also, excepting such as were in suit pending in the courts of law or equity of this State on March 27, 1878.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals of Maryland. *Wingert v. Zeigler*, 91 Md. 326.

1904, art. 21, sec. 83. 1888, art. 21, sec. 82. 1888, ch. 485. 1890, ch. 120.
1900, ch. 3. 1904, chs. 123 and 258. 1906, chs. 1, 342, 516 and 783.
1908, ch. 259. 1910, ch. 588 (p. 64).

85. All deeds, mortgages, releases, bonds of conveyance, bills of sale, chattel mortgages and all other conveyances of real or personal property, or of any interest therein, which may have been executed, acknowledged or recorded in the State subsequent to the passage of the Act of the General Assembly of Maryland passed at its January Session, 1858, chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or when the certificate of acknowledgment is not in the prescribed form or when the official character of the officer taking the acknowledgment has not been certified to as required by law, or where the conveyance has not been witnessed to or sealed as required by law, shall be and the same are hereby made valid, to all intents and purposes, as if the conveyance had been acknowledged, certified to and witnessed according to law; provided the said deeds, mortgages, bonds of conveyance, bills of sale and other conveyances are in other respects in conformity with the laws: provided further, that nothing in this section shall affect the interest of *bona fide* purchasers or creditors, without notice, who may have become so previous to April 8, 1910.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals of Maryland. *Wingert v. Zeigler*, 91 Md. 326.

Cited but not construed in *Erb v. Grimes*, 94 Md. 106.

Ibid. sec. 84. 1898, ch. 49.

86. All mortgages and assignments of mortgages defectively sworn to between the 27th day of March, 1896, and the 14th day of March, 1898, before any officer authorized by the laws of this State to administer oaths and take affidavits, shall be as valid as if the same had been made in conformity with law.

See art. 66, sec. 29.

Ibid. sec. 85. 1900, ch. 656. 1902, ch. 102. 1904, ch. 78.

87. All mortgages and assignments of mortgages defectively sworn to and recorded in this State between the 14th day of March, 1898, and the 15th day of March, 1904, before any officer authorized by the laws of this State to administer oaths or to take affidavits, shall be as valid to all intents and purposes as if the said mortgages or assignments of mortgages had been sworn to in conformity with law.

See art. 66, sec. 29.